

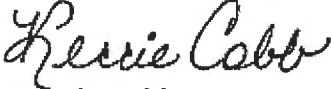

ONE COUNTY bb State Street TX 76642 4)729-5504	DOCUMENT #: FC-2025-0025 RECORDED DATE: 06/04/2025 09:32:56 AM 
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OFFICIAL RECORDING COVER PAGE	Page 1 of 4
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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1005541 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk
RETURN TO: () REED & REED LLP	SUBMITTED BY: REED & REED LLP

DOCUMENT # : FC-2025-0025
RECORDED DATE: 06/04/2025 09:32:56 AM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.



Kerrie Cobb
Limestone County Clerk

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

Notice of Trustee's Sale

Date: June 4, 2025

Trustee: Justin Reed

Trustee's Address: 201 N. McKinney St., Mexia, Tx. 76667

Mortgagee: Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003

Note: Note dated February 28, 2024, in the original principal sum of \$163,500.00, due to Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003

Deed of Trust

Date: February 28, 2024

Grantors: Eric De'Andre Bizer and Annette Nicole Bizer

Mortgagee: Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003

Recording information: Clerk's Document Number 2024-0000676, in the Official Public Records of Limestone County, Texas.

Property:

BEING all that certain land in Limestone County, Texas out of the A.Varela XL League Grant, described in Exhibit "A" attached hereto, and incorporated herein for all proper purposes.

County: Limestone County

Date of Sale (first Tuesday of month): July 1, 2025

Time of Sale: Between the hours of 11:00am and 2:00pm.

Place of Sale: Front door of Limestone County Courthouse located at 200 W. State Street, Groesbeck, Limestone County, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE ENDER OF THIS NOTICE IMMEDIATELY.

Justin Reed, Trustee under the Deed of Trust has appointed Bobby Reed as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

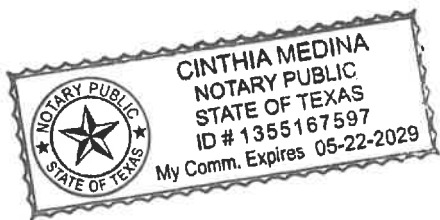
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

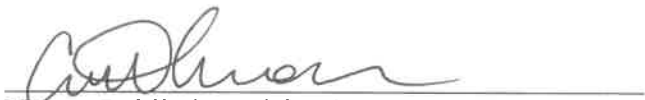
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to te right rescission contained in section 51.016 of the Texas Property Code.


Justin Reed, Trustee

THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 4th day of June,
2025, by Justin Reed, in the capacity therein stated.




Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P. Attorneys at Law
217 W. State Street/P.O. Box 349 Groesbeck, Texas 76642

Exhibit "A"

Fieldnote Description to 0.097 Acre
City of Groesbeck
A. Varela Survey, A-29
Limestone County, Texas

Fieldnotes to that certain lot, tract or parcel of land situated in the City of Groesbeck and in the A. Varela Survey, A-29, Limestone County, Texas, being 0.097 acre, more or less, also being part of Lots 8 and 9 in Block 190, and being that same property described in a deed to Ernesto Cornado, Jr. in Document Number 20184471 (further described in Volume 723, Page 127), of the Deed Records of Limestone County, Texas, to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 1/2" iron rod (capped RPLS 4957) set in the southwest right-of-way of Angeline Street (80 foot wide right-of-way) and the northeast line of Lot 9 for the east corner of the referenced tract and the north corner of a tract described in a deed to GBT Investments, LLC in Document Number 20180828. From said point, the centerline of the railroad bears S58°34'27"E 1565 feet;

THENCE SOUTH 31°25'33" WEST, 65.00 feet, with the common line of the referenced tract and said GBT Investments, LLC tract, across Lot 9, and mostly along a wood fence, to a capped 1/2" iron rod set for the south corner of the referenced tract in the northeast line of a tract described in a deed to Russell Forsyth, et ux., in Volume 696, Page 299. From said point, a 1/2" iron pipe found near the south corner of said GBT tract bears S59°43'53"E 87.16 feet (record call is 85 feet), and an existing wood fence bears northeasterly 8.0 feet;

THENCE NORTH 58°34'27" WEST 65.00 feet, with the common line of the referenced tract and said Forsyth tract, across Lots 9 and 8, and southwest of a wood fence, to a capped 1/2" iron rod set for the west corner of the referenced tract in the northwest line of Lot 8 and the southeast line of Lot 7. From said point, a wood fence corner bears northeasterly 9.1 feet;

THENCE NORTH 31°25'33" EAST 65.00 feet, with the northwest line of the referenced tract and Lot 8, the southeast line of Lot 7, and along a wood fence, to a capped 1/2" iron rod set for the north corner of the referenced tract and Lot 8 in the southwest right-of-way of Angeline Street. From said point, a wood fence bears southeasterly about one foot;

THENCE SOUTH 58°34'27" EAST 65.00 feet, with the northeast line of the referenced tract and Lots 8 and 9, and the southwest right-of-way of Angeline Street, to the Point of Beginning, and containing 0.097 acre, more or less, as shown on the accompanying survey plat of even date herewith.